

LANGLEY, VIRGINIA
C.I.A. Building
Project No. 44-122

Review of Intermediate Working Drawings

5 March 1958

CONTENTS

	Page
Estimates Division	1
Architectural & Structural Division	
Design Branch	2
Architectural & General Comments	3, 4, 5, 6 & 7
Structural Engineering Branch	8
Mechanical & Electrical Division	
Plumbing	9
Heating & Boiler Plant	9, 10
Incinerators	11
Electrical	12, 13, 14 & 15
Illumination	16, 17
Elevators	18, 19
Vertical & Horizontal Conveyor	19, 20
Pneumatic Tube System	20, 21

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Estimates Division

Reference is made to the undated Intermediate Drawings received February 4, and to the various outline specifications.

2
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1. Drawings: These drawings reflect an increase in gross area of approximately 25,000 sq. ft. They do not show partition layouts nor finishes and cannot be used as a basis for estimating.

(a) Drawing No. 1: Includes a note requiring that the domes above masonry partitions be filled with a solid block. This represents an additional cost of approximately \$150,000.

(b) Drawings 4-1, 4-3 and 4: Still show very large glass for the cafeteria and corridors thereto. These glass sizes were to be reduced in size for economy.

2. Construction Outline Specs dated January 17, 1958:

(a) Quartz aggregate is now required for the precast exposed aggregate masonry. This represents quite an increase in this work because the manufacturers of the precast materials will have to crush and grade the quartz themselves.

We have been informed that the use of quartz represents an increase of approximately \$1.50 per sq. ft. of exposed surfaces. Approx. \$340,000.

(b) Italian Vitreous Mosaic Tile (3/4 x 3/4) is now required in lieu of the aluminum originally required for roof covering for the Auditorium dome. This represents an increase of approximately \$120,000.

3. Electrical Outline Specs dated January 31, 1958:

The changes represented by the above reflect an increase of approximately \$430,000.

4. Heating, Ventilating & Air Conditioning, dated January 31, 1958:

(a) Snow-Melting System: From this outline it appears that snow-melting equipment is contemplated. The need for this is questioned.

5. Cafeteria interiors are on the costly side for a project with a deficit.

6. Intermediate Estimate:

The architect has not furnished his Intermediate Estimate.

Design Branch

Drawing No. 1

1. It is presumed that the following details will be given on final drawings:
 - a. Construction of walks, roads and parking areas.
 - b. Seeded and sodded areas to be indicated as such.
 - c. Detail of curbs - drainage structures, etc.
2. Existing road in "cleared area" south-west of building should be removed and area seeded.
3. Water should be picked up on paved areas either side of cafeteria, rather than in lawn area.
4. It is believed that on the 2.9% grade the surface water will gain sufficient momentum in a flash flood to jump over drop inlets. The grading of these areas will appear disturbing in view of the fact that the car parking arrangement does not parallel the grade.

It is suggested that the parking areas be graded to a constant slope from top to bottom with a concrete median curb every two or three parking bays which will catch the surface water and lead it to drop inlets.

5. Certain drop inlets in grass swales adjacent to road appear to be unnecessary.

Architectural & General Comments

1. Cover Sheet, Drawing No. 0-1

Because of size of this project use cover sheet 0-1 for architectural drawings, 0-2 for structural drawings, 0-3 for mechanical drawings. If necessary to break down mechanical further use 0-4 etc.

2. Drawing No. 3-1

Show north arrow on this and all plans in the 3- series.
Provide angle guards at all columns in garage.

3. Drawings No. 3-3, 3-4, etc.

Show all toilet rooms in building at 1/4" scale. (Private excepted) Indicate urinal partitions, and give dimensions to center line of all toilet fixtures. Where indicated in shops, show partial height partition. 140 to 150 square feet.

4. Drawing No. 5-1

This drawing on finals is for finishes and schedules. If two drawings are required make second number 5-2.

5. Drawing No. 5-7

Question need and expense of 4 levelators at each loading dock. One at each dock ample, unless 4'-0" dock height makes this necessary.

6. Drawing No. A-1

All drawings in A series to be 5- series on finals. No A drawings.

7. Drawing No. A-2

Fill dimension of 4 1/2" is considered finish floor elevation. Asphalt tile and linoleum are installed on top of finished floor. See Design Data 28-11-2

8. Drawing No. A-18

Because of great length of approaching steps to Main Entrance, additional hand rails seem advisable.

Architectural & General Comments (continued)

9. Custodial locker rooms as shown are inadequate. See space directive for size.
10. Elevator drawings should be part of architectural set. Include them in 5- series.
11. See also notes in red as indicated on drawings.
12. Drawing A-21 shows a part plan of the floor in which the kitchen has been expanded at the expense of the adjoining agency space. This results in an unworkable arrangement for spaces 50/8 and 50/4. These should be as shown on approved tentative plans. A shower should be incorporated in the toilet room for space 51/12. Projection room adjoining space 51/9 not required.

13. **Ground and First Floor Plans**

- a. Re-group and arrange telephone and electrical closets around Nos. 1, 2 and 6 as done around stair No. 4. Drawing 3-3, 3-4, 3-5 & 3-6.
- b. Group electric closet and telephone closets located between Core A and B and Courts 1 and 2 and Core C and D and Courts 2 and 3 and relocate centrally across the corridor as shown on marked prints.
- c. Re-study the scheme of location of satellite telephone closets and electrical closets so that these closets are more nearly located in the centers of the areas they will serve.
- d. Re-locate telephone closets near Stair No. 5 to position across corridor, as shown.

14. **Tower Floors**

- a. Arrangement and grouping of telephone and electrical closets as shown on Stairs No. 1, 2, 4 and 6 Second Floor is desired on all floors 2 through 6 at these same stairs.
- b. The telephone and electrical closets located between Cores B and C in Wing Three should be grouped into two telephone and electrical

Architectural & General Comments (continued)

complexes and located at the quarter points between the cores as marked on Drawings 3-7 and 3-8.

c. Telephone and electrical closets appearing in Wings 2 and 4 should be grouped and located centrally across the corridor on all floors as marked on Drawings 3-7 and 3-8.

d. Telephone closets appearing in Wing 5 should be re-arranged, as marked on drawings 3-9 and 3-10 on all floors to avoid excessive use of corridor wall. Doors of closets will open out into a secondary circulation which will be developed in plan later.

e. Telephone closets appearing on seventh story near Stair Nos. 1, 2, 4 and 6 should be relocated and arranged as marked on Drawings 3-17 and 3-18 Architectural.

f. Telephone and Electrical closets appearing on seventh floor between Cores B and C Wing 3, may require relocation due to changes suggested in lower stories and somewhat permanent nature of the surrounding area layout.

15. Toilet Rooms

a. In a number of instances on the Ground and First Floors, toilet rooms have been enlarged and made to protrude out of the cores into Agency net space. The configuration of the remaining Agency space becomes unwieldy and difficult and desirable continuity of circulation is made impossible. Suggest following:

(1) Problem exists in Cores B and C.

(2) Limit the size of the men's toilet in Core C to that space available in the core. The remaining toilet space required might be located to the north of Stair No. 6 on both Ground and First Floors and as marked on Drawings 3-4 and 3-6.

(3) Existing toilet locations in Core B First Floor also protrude into Agency space. Interchange the men and women toilets as shown on Drawing 3-5, women's toilet to be located to Northeast corner of Court No. 1 to be consistent with women's toilet located

at Northwest corner of Court No. 1 and also to retain continuity of circulation through this area. Men's toilet to be located across corridor as marked but within limits of the Core or even extension northward along corridor wall. Drawing No. 3-5.

(4) The protrusion of women's toilet out of Core C First Floor should be eliminated and toilet should be totally contained within limits of the core space A shown in suggestion. Drawing No. 3-6.

(5) Relocate men's toilet now shown on First Floor near Stair No. 5 to position marked on Drawing No. 3-6.

(6) Restudy toilet layout in two custodial and guard locker rooms on the Ground Floor and simplify.

(7) Decrease the size of men's toilet in Core B ground floor to column line and add remainder as shown to the south of Stair No. 4. (See note on snack bars which is associated to this move.)

16. Basement

a. Return space for 5/10 to the Basement Garage area as marked on plan. This makes available excellent and additional parking space.

b. Plan space (gross area) for Lamson transfer equipment for Pneumatic Tube system in Basement if satisfactory operation can be obtained.

17. Snack Bars

Ground and First Floors

a. Increase size of snack bar in Core B Ground Floor by decreasing size of men's toilet as marked on Drawing 3-3. Add one snack bar south of Stair No. 4 Ground Floor as marked.

b. Add one snack bar north of Stair No. 6 Ground Floor marked on Drawing No. 3-4.

c. Snack Bars in Core C on Floors 2-6 should be moved across corridor to the position marked on Drawing 3-8.

d. Consider making two doors in each snack bar to ease and simplify circulation and overcome congestion.

18. Access Doors (Second Story)

All access doors leading from the wings of the second story to the roof of the First Floor should be eliminated. For access to the First Floor roof, one door each should be placed in the north or south faces of the core connections between all wings in the tower. This will allow access to roof through passenger elevator lobby and freight elevator lobby.

19. Fan Room

The fan room located at northeast corner of Court No. 2 Ground Floor should be placed in Basement. Its present location is undesirable for its permanent character and conflict with the three tier stack area.

20. Structural Drawings

Combine and simplify areas shown to require greater live load design with some allowance for expansion and variation in location, particularly on ground and first floors.

21. Electrical Drawings

- a. Simplify and coordinate pattern of lighting fixtures and air diffusers for more standardization with greater flexibility. See marked copy of Drawing 3-21.
- b. Simplify and coordinate the relation between panel boxes, corridor doors, switches, floor outlets and headers for UFD. See sketch with suggested arrangement.
- c. Revise and simplify header system for UFD to minimize "drops" and eliminate use of cells as headers. See sketch of suggested arrangement.

Structural Engineering Branch

1. The fire safety provisions for egress to the street level have not been shown on the intermediate working drawings. A committee meeting was held in September to review the fire protection requirements of this building, including the exiting of the occupants through protected areas to the street level. A memorandum was issued by the Chairman, Office Committee on Fire Safety, on September 27, 1957. It was requested at that time that the Contract Architect should be sent a copy of this memorandum and that he should be requested to correct his tentative sketches to comply and re-submit the corrected sketches for review of the fire safety provisions. The Contract Architect must submit what he proposes to require for exiting the occupants of the building through protected areas to the street level at the first and ground floor levels.
2. The structural review of the intermediate working drawings indicate them to be generally satisfactory to this Branch with the exception of the fire safety requirements, and subject to the notations as shown in colored pencil on the Record Sets and the attached comments on fire safety.

FIRE PROTECTION COMMENTS

1. The method of discharging the occupants from the stair towers to the street level through horizontal protected fire exits on the first and/or ground floor levels is not indicated on this submission of the intermediate working drawings. The exiting system for the stairs to the street level cannot be approved until receipt of a satisfactory explanation of the method you propose to use for egress to the outside of the building.
2. All stairs exiting into a corridor for egress to the outside of the building shall be through horizontal protected fire exit corridors. This will require the corridor walls to be 2-hour fire resistive and all openings into the protected corridors shall have Class B labeled self-closing fire doors.
3. All labeled fire doors shall be noted on the final plans in the locations where they occur by either note or symbol. Horizontal fire exit corridors shall be outlined on the plans and identified.

Mechanical & Electrical Comments

1. Plumbing

- a. The drawings are not sufficiently developed to permit anything but a casual review.
- b. In a letter dated January 16, 1958, from Syska & Hennessy, Inc., it was stated that the water service would require an 8-inch meter in order to permit feeding the Power House, cooling towers, etc., direct from the street pressure main. We question whether there will be sufficient pressure to accomplish this. The pressure at the meter outlet will approximate 20 pounds and with the power plant approximately 3000 feet beyond this point, with 350 gpm pumps supplying the water tower, pressure available may be insufficient.
- c. Comments on kitchen equipment will be made in a separate memorandum.
- d. Para. P-04, Add - Local Fire Department threads
f-4.
- e. Para. P-05, f-4. Increase size of water heater to 10 to 15 gals.
- f. North Gate House sewer connection to BPR manhole in lieu of septic tank.

2. Heating

- a. The proposed boiler and refrigeration layout (Drawing SK-N10) does not provide mechanical and electrical stock rooms. These rooms are considered necessary in a plant of this type and it appears space could easily be provided in the present layout, by using the space over the toilet and locker rooms.
- b. A material hoist (500 lbs. capacity) should be provided for raising equipment to the stock room floor level, the hoist to be motor-operated, similar to ash-can hoists specified in the Standard Heating Specification.
- c. A small storage room on the refrigeration room level as indicated in crayon on the drawings also is considered desirable.
- d. In the outline specifications, H-04, Boiler Plant and Steam Distribution, "Item 2 - Burners", states that "No. 2 fuel oil in cold starting" will be provided. It is our understanding that this equipment will be provided by the contractor for the first start-up but will not be provided as part of the permanent installation.

Mechanical & Electrical Comments (continued)

e. Paragraph 13, Fuel Oil System, provides for the underground storage to be located approximately 100 feet from the boiler house, with the fuel-oil pumps in a pit adjacent to the oil-storage tanks. This layout does not allow the fuel pump operation to be under direct observation and control of the boiler plant personnel. We prefer a layout which would provide a 12,000-gallon day tank (18 ft. by 32 ft.) located adjacent to the boiler house, with the oil-pump set located inside the boiler house. This layout would require oil-transfer pumps located in the pump pit adjacent to the three 60,000-gallon underground storage tanks.

f. Para. H-04, 13. When ultimate specifications are prepared, provision should be made for inclusion of meters for measuring oil consumption.

g. Para. H-04, b, "Return, and Paragraph H-11 (g), "Equipment, Steam Systems", indicate the use of vacuum return pumps. We prefer the use of condensate pumps with gravity return to the pumps, if possible.

h. Paragraph H-12 (a), "Materials and Workmanship - Piping Systems", specifies "all drip and pump-return piping in underground distribution conduits shall be steel, extra-heavy weight". We prefer standard weight iron-pipe-size brass or copper for this service.

i. Paragraph H-01, 2, Provide for cooling of Diesel engine-generators in the cooling tower arrangement.

j. Paragraph H-04, 3 & 4. The steam turbine driven fans should be manifolded to permit fans to apply to either of the other two boilers, or as an alternate, arrange for electric supply for motor driven fans, to be furnished from emergency generator during periods of a total electric interruption. (Condensate, boiler feed, etc. pumps should have same arrangement)

k. Paragraph H-07. Add (j) - Emergency Radio Transmitter in Penthouse.

l. Paragraph H-19, b, In ultimate specifications, provide for metering of fuel consumption.

Mechanical & Electrical Comments (continued)

3. Incinerators - Each incinerator should comply with the following:

- a. Incinerator stack should be constructed of masonry outer walls and refractory brick lining separated by a two-inch air space.
- b. A spiral chute with hopper-type doors at each floor should be used to convey classified material vertically to the incinerator. The classified material generally will be collected in bags not larger than 14 inches in diameter and 20 inches long. Loose sheets, envelopes and books will also be placed in the chute. The bottom of the spiral should terminate in a long sweep discharge chute to prevent jamming of material at the end of the vertical chute.
- c. The incinerator should be suitable for burning carbon, wax and special papers used by the Central Intelligence Agency, and designed to assure absolute incineration of all materials. It should include a third and final settling chamber with an auxiliary gas burner thermostatically controlled to maintain a temperature of not less than 1600 degrees F. to guarantee destruction of all materials.
- d. The incinerator will require a side-door feed in addition to the top feed to permit charging of incinerator with classified waste collected in basement storage rooms.
- e. Waste materials will not be stored in incinerator rooms at the gas burners and ash-removal elevation, basement floor.
- f. Provide a gravity fireproof intake from the outside for combustion air not less than the size of the flue connection. Will fan be required?
- g. Provide balanced mechanical supply and exhaust air for the removal of heat dissipated from incinerator.
- h. Provide fire dampers in ducts and incinerator room wall openings as required by National Bureau of Fire Underwriters, Pamphlet No. 54.

Mechanical & Electrical Comments (continued)

4. Electrical

a. Drawing 9-176

(1) Rearrange connections, switchgear, etc., for 4160-volt air-conditioning equipment. In order to protect feeders and equipment, install transformer secondary circuit breakers at motor control units.

(2) Group 4160-volt motor control units so that they will follow the same sequence. Provide necessary neutral ground resistors for transformer neutrals.

(3) Emergency generators - Provide a firm bus at generators with circuit breakers for each generator and one circuit breaker for each of two circuits (13.8 kv) to outdoor switchgear.

(4) Provide necessary neutral ground connection and differential protection for generators.

(5) Outdoor 13.8 kv switchgear - Provide only connections, etc., for circuit breakers, housing, etc., but no spare circuit breakers.

(6) Show VEPCO substation diagram and connections to Government bus. Indicate whether "overhead", "conduit & cable" or "bus duct".

(7) Provide current transformers in all low-voltage transformer secondaries for ammeters; also disconnecting links.

(8) Ratings of network protectors for 480-volt transformers may be reduced as follows:

2000 kva transformer - 2500 A

1500 kva transformer - 2000 A

(9) Due to NEC requirements the 500-kva transformers cannot be connected solidly to the same feeder serving the two 2000-kva transformers (exceeds 6:1 ratio) unless the 500-kva transformers are fused or protected. Therefore, it is suggested that the 500-kva transformers be eliminated and in lieu thereof provide two dry-type 480-volt primary transformers energized from substation No. 4, one from emergency and one from non-emergency or possibly only one from the non-emergency.

(10) Power plant switchgear - Suggest three single-conductor 600 MCM in four-inch conduit in lieu of six 4/0 (or six 250 MCM) in two 2 1/2 inch conduits for feeders to MCC.

Mechanical & Electrical Comments (continued)

b. Drawing 9-177

- (1) Duct bank sections - Provide spare ducts in lieu of cutaway or irregular-shape duct bank.
- (2) Drain manholes 1, 2, 3, 4 and 6 to storm sewer system.
- (3) Number "Handholes" differently from Manholes.
- (4) Duct runs from manhole to manhole or handhole should be straight - not curved.
- (5) Show conduits between power plant and substation correctly.
- (6) Show scale.
- (7) Stub conduits out of manholes or handholes in lieu of windows for future extensions.

c. Drawing 9-178 - Manhole Details

- (1) Manholes to be drained to sewer wherever possible; otherwise, provide not less than one cubic yard of crushed stone for dry well (5' x 5' area). Provide suitable back-water valve for drain if required.
- (2) Provide reinforcing rod anchor or tie between duct bank and manhole in order to prevent shear at such locations.

d. Drawing 9-180

- (1) Same comment as for Drawing 9-176 (paragraph 10).
- (2) Same comment as for Drawing 9-176 (paragraphs 1 and 2).
- (3) MCC-1 - Show future section "dotted" - no spares. Eliminate scale.
- (4) MCC-2 - Show future section "dotted" - no spares. Eliminate scale.
- (5) MCC-3 & 4 - Indicate "spares" as future. Eliminate scale.
- (6) Arrange units in same sequence for each group of equipment and add spare unit at end.

Mechanical & Electrical Comments (continued)

(7) Double-ended substation is unsatisfactory. Provide GSA-PBS standard method.

e. Drawing 9-181

- (1) Show network transformer, etc., supervisory control board.
- (2) Provide motor-generator sets in lieu of static chargers.
- (3) Relocate MCC-3 & 4 if necessary to accommodate rearrangement of power plant transformers and low-voltage switchboard.
- (4) See comments (1) and (2) for Drawing 9-176
- (5) If cooling-tower motors are two-speed they should be two winding; therefore, provide separate conduit and wiring for each speed; also, provide "start-stop" push-button control station at motor for testing and maintenance.
- (6) Section A-A duct bank - Show and provide two conduits (spare) in lieu of irregular section.
- (7) Show all necessary conduit, wiring, etc., for emergency generators.

f. Drawing 9-184

Missing from sets.

g. Drawing 9-185

Secondary distribution riser diagrams, panel and feeder schedules are not sufficiently developed to permit review.

h. General

Indicate on applicable drawings the transformer and generator neutral ground system; also, the equipment and ground system.

i. Drawing 9-187

- (1) Provide combined fire alarm and watchman's system.

Mechanical & Electrical Comments

(2) Indicate on drawings the connections for the sprinkler alarms, fire detectors and their supervisory systems.

(3) Show connections for the outlying buildings, gate houses, etc.

j. **Drawing 9-235**

Reduce underfloor duct in the library stack areas, restudy.

k. **Outline Specifications**

(1) Paragraph E-01 (a) - After "15" add:

"16- Control batteries, charging equipment, control panels, etc."

(2) The specifications should show the fire-alarm system to be furnished and installed complete under the contract. (Paragraph E-23 (a) should be revised accordingly.)

(3) Fire-alarm coverage on ground and first floors appears to be deficient considering the areas involved. Provide fire-alarm coverage in library areas.

(4) Paragraph E-29, k, The remainder of emergency lighting such as commo center, Control Center, etc. omitted.

(5) Paragraph E-31, Supervisory Alarm System

(6) Paragraph E-32, Antenna System - The conduits for "emergency transmitter" for communications is not mentioned. This should not be omitted. Spaces 89/26 & 89/27.

(7) Paragraph E-34, TV Camera System - One inch conduits are believed too small.

Mechanical & Electrical Comments (continued)

5. Illumination

- a. Trade names such as "Unistrut", "Crouse Hinds", "Century", etc., must be removed from drawings. Lighting fixtures and equipment must be covered in specifications and on drawings as outlined in Sections 1108.00 and 1115.00 of the Mechanical and Electrical Engineering Handbook. The descriptive data must be covered without the use of manufacturers' names, trade names or catalog numbers and in a manner that will permit competitive bidding and not be limited to any one particular manufacturer by reason of restrictive features or details.
- b. There are numerous references to "Unistrut" on Drawing 5-9 which must be removed. This particular type of channel appears to be a more expensive form of channel than actually required for the purpose for which it is intended. See if a less expensive form of channel or angle support with suitable means of attaching fixture fastening bolts can be devised or at least permit other practical and equally satisfactory means of accomplishing the desired result.
- c. Comments have previously been made concerning individually mounted fixtures. In view of the layout shown on Drawings 9-190 and 9-191, it is assumed that the individually mounted fixture layout (except for few locations) has been followed in order to meet CIA's partition requirements.
- d. Recessed incandescent fixtures are indicated in telephone alcoves. PBS type #393 fixture (shown on Standard Detail 10-8-23A attached) has been successfully used at these locations on many projects and would provide more satisfactory illumination of these spaces. Specifications should require that fixture #393 be installed with sloped side of reflector toward rear of alcove.
- e. Standard Detail Drawings 10-8-30 and 10-8-31 are attached for use in connection with exit-light fixtures. Those drawings cover the types described in the outline specifications. They should be listed in the schedule of fixtures by the PBS type numbers in accordance with the symbol designations explained on the standard detail drawings. Modify the stencil face if desired. However, we consider the stencil face with red glass letters to be the most serviceable.

Mechanical & Electrical Comments (continued)

- f. Where PBS standard types of fixtures are suitable and are to be used as indicated by notes on several drawings and in the outline specifications, they should be specified by the PBS type number without the words "similar to". If the PBS standard fixture is to be used with modifications, it should be so specified and the modifications clearly covered by a note. This comment applies where PBS types 187, 187-S, 378, 406 and others may be referred to with the words "similar to".
- g. Relative to the fixtures outlined for "Lobbies and Entrance Areas", it is suggested that consideration be given to fixtures of size and type utilizing 40-watt rapid-start lamps rather than 20-watt lamps. In accordance with previous comments, manufacturer's name "Lightolier Optilex" must not be used in descriptive data.
- h. In order to insure adequate illumination it is suggested that spacing of kitchen fixtures be reduced to provide one fixture of type indicated for every 50 square feet instead of for every 75 square feet as stated in paragraph (h) of the outline specifications.
- i. Recommend that all ballasts in fixtures for this project be required to be fitted with over-heat protection in addition to the requirements of the Standard Specification with regard to ballasts. The extensive use of surface-mounted and recessed fixtures makes this additional requirement highly desirable for this project as these types of fixtures tend to promote ballast failures. U. L. or other label service cannot be required. Refer to Standard Specification for ballast requirements as covered in the stock lighting-fixture specification form.
- j. Sk. E-7-1 notes "Total 10 Brackets" under 36"-diameter urn-type wall brackets. Does this mean 10 brackets on each half of auditorium? These and quantities noted for other types should be checked and accurately listed in the schedule of fixtures in the specifications.
- k. It is understood that the decision to use surface-mounted fluorescent lighting fixtures generally has been approved. Accordingly, further comment will not be made concerning the merits of using a close-mounted, suspended type of fixture.
- l. These comments apply to the outline specifications dated January 31, 1958, concerning lighting systems E-29 and the intermediate drawings so far as lighting layouts are indicated.

h. Provide sufficient (gross area) space for the central pneumatic tube transfer points (monitors) for each of the potential bidders.

i. Study noise reduction on horizontal runs (7th floor).

9. Specifications (General)

The mechanical specifications should be written following the GSA stock form of specifications with reference to the Standard Specifications and Details.

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